



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
June 11, 2019**

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Adams.

Present: Commission Members Adams, See, Secord, and Keating; City Administrator Weske; City Planning Consultant Imihy

Absent: Commissioner Hughes (with prior notice)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner Keating moved to approve the agenda as presented. Commissioner Secord seconded. Ayes: all.

CONSENT AGENDA

A. Minutes of the April 9, 2019 Planning Commission Meeting

Commissioner Keating moved to approve the Consent Agenda as presented. Commissioner See seconded. Ayes: all.

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

A. Informal Concept Review:

Planning Case #2019-09A/Request for the Review of a Concept Plan for a Planned Unit Development Located at 1843, 1877, 1885 and 1895 Symes Street (Ben Landhauser – Lifestyle Communities, LLC)

Planning Case #2019-09B/Request for the Review of a Concept Plan for Planned Unit Development Located at 570 Brown Road N and 1948 Wayzata Boulevard W (Ben Landhauser – Lifestyle Communities, LLC)

City Planning Consultant Imihy presented and gave a brief outline of the standards for a Planned Unit Development. She noted that the developer has volunteered to present the concept for input from the Commission before a formal preliminary plan is presented. She stated that the concept plan for the Symes Street properties is for a townhome development and the Brown Road and Wayzata Boulevard W property would be for a co-operative style apartments by Zvago that is geared towards 62 and older. She stated that both plans fulfill the planned usage in the Comprehensive Plan for mixed use. She stated that from a Planning and Zoning perspective, this meets all the requirements of a Planned Unit Development. She reminded the Commission that no action is requested other than giving feedback to the developer on their proposed plans.

Ben Landhauser, LifeStyle Communities, stated that based on previous feedback of the projects in this area, they have revised some of their plans and explained that their intent is to be back before the Commission sometime in August with the official plans. He stated that the feedback from the Council was that a senior co-operative living facility was a good fit for downtown Long Lake, but perhaps not on the Symes Street property. He stated that they went back and made some adjustments and would like the City to consider it being located on the former Burger King site and the adjacent residential property. He stated that the information he has given to the City on both the townhome project and the senior living project talk about them being one project rather than two. He gave a brief overview of the land parcels, topography and the building plans. He noted that for the senior living facility they are planning on 56 units with a modern/historical feel. He stated that the concept for Symes Street would be for 11, 3 story, high end townhomes that would be split between two buildings with independent garages and a private driveway off of Lake Street. He stated that they are currently proposing 13 additional parking spaces that could either be overflow for residents or guest parking. He noted that the planned architectural design would be designed so both the front and back would look like the front of the units. He explained that they are considering some type of bonus space on the flat roof to utilize private outdoor space for the residents.

Commissioner See stated that for the Burger King site it looks as though in order to get underground parking, a portion of the lot will need to be built up. She asked if the developer had spoken to anyone in the townhome development behind that site, because she did not think they would be happy with those plans.

Mr. Landhauser explained that the Burger King property, as it was, actually sat a little bit higher than the townhomes.

Commissioner Keating stated that he likes this proposed use for the property in this location better than the original proposal along Symes Street.

Commissioner Secord stated that she thinks this proposal is a good fit and likes the idea of using the hillside for the underground parking. She asked if they had considered some roof top space for the senior living facility.

Mr. Landhauser stated that they had not given that any thought at this point because there is so much going on inside the building, but they may look at doing some sort of outdoor patio space.

Chair Adams stated that he thinks this location is perfectly suited for this type of project and doesn't require any variances to meet City code. He added that he appreciated that Mr. Landhauser has really listened to the feedback from the Commission and the Council and brought back a proposal that he thinks will have a good chance of gaining approval. He stated that he really likes the idea of rooftop usage for the townhomes and suggested the front fence line be set back about 6 feet to lessen the visible impact of the building from the lake.

Commissioner Secord confirmed that there would be no parking along the front portion of the townhomes. She stated that she likes the landscape buffer that would be planned along the backside and agrees that the townhome plan is much better suited for the area.

B. Public Hearing: Planning Case #2019-07/Application for Lot Line Adjustment at 16 Creekside Drive and 1674 Bollum Lane (Matthew Simenstad, Attorney for Kandanchatha/Unni)

Consultant Imihy presented. She explained that the previous and current homeowner at 16 Creekside Drive made various improvements that unknowingly encroached on the lot line of the property at 1674 Bollum Lane. She stated that the current homeowners have agreed to remedy the situation by selling a portion of the lot to the other party and adjust the lot line. She noted that 16 Creekside Drive is a legal non-conforming lot and this lot line adjustment would bring it closer to conformity than its existing condition. She stated that staff recommends approval of this application for a lot line adjustment.

Chair Adams opened the public hearing at 7:00 p.m.

Elizabeth Coburn, 1674 Bollum Lane, stated that it was not just the previous homeowners that encroached on the lot line, because the current homeowners installed a generator on their property because they were unsure of where the lot line was located.

Commissioner Secord asked if this resolution would make Ms. Coburn happy.

Ms. Coburn stated that this has been difficult because it was discovered right as they moved into their home as was not disclosed by the previous owners. She stated that she will be happy to have the issue resolved.

Commissioner Keating asked if the new property line would be clearly identified so people will know where it is located.

Ms. Coburn stated that both of the properties will have surveys done of the property.

Ms. Imihy noted that the surveys will be recorded and the information will be adjusted on the County website.

Chair Adams closed the public hearing at 7:03 p.m.

Commissioner Keating moved to recommend the City Council adopt a resolution to approve a lot line adjustment and the alteration of a non-conforming use for property located at 16 Creekside Drive and 1674 Bollum Lane as presented. Commissioner See seconded. Ayes: all.

C. Public Hearing: Planning Case #2019-10/Request for a Conditional Use Permit to Allow for Solar Panels to Encroach on the Required One (1) Foot Setback from the Roofline at 1786 Wayzata Boulevard W (Mouli Engineering, Inc. dba SolarPod)

Consultant Imihy presented. She noted that the applicant did apply for permits for both buildings, but only one building requires a CUP because the other complies with the zoning ordinance already. She briefly reviewed the zoning ordinance for solar systems. She noted that staff recommends the City Council approve this CUP request.

Commissioner Keating asked if the Planning Commission needed to take a look at the 12-inch setback requirement.

Ms. Imihy noted that the applicant had stated that the 12-inch setback is burdensome and not something they usually see when looking to install solar panels.

Chair Adams stated that as technology develops, it is probably a good idea for the Planning Commission to take a closer look at these sorts of things. He stated that the owner of the building could have also extended the roofline by 5 inches and they would not need to come to the City for the CUP.

Chair Adams opened the public hearing at 7:09 p.m. There being no public comment, Chair Adams closed the public hearing.

Commissioner See moved to recommend the City Council approve the requested Conditional Use Permit to allow solar panels to encroach into the required setback from the roofline at 1786 Wayzata Boulevard W. Commissioner Secord seconded. Ayes: all.

D. Public Hearing: Planning Case #2019-08/Request for a Preliminary and Final Plat for a Subdivision (Lot Combination) Located at 1854 and 1860 Wayzata Boulevard W (Tim Knutsen/BDH + Young)

Consultant Imihy presented. She noted that City code does not allow her to do a lot combination, so this is being brought forward as a subdivision. She explained that they are looking to expand their clinic and this lot combination will give them three buildable lots. She stated that staff recommends the City Council approve this subdivision request with the condition that the engineering comments are addressed and the plat is approved by the City Engineer.

Commissioner Keating asked for clarification on what lots the existing building and parking lots are on.

Consultant Imihy explained the configuration of the three lots owned by the applicant. She noted that this request is to combine those parcels into one large lot rather than keeping them as separate lots in order to expand their business.

Commissioner Keating asked about parking.

Consultant Imihy stated that they will need to follow the requirements for parking but noted that they will be able to accommodate that on the site, but suspects it may be less onsite parking than is currently there.

Chair Adams opened the public hearing at 7:18 p.m.

Tim Knutsen, BDH and Young, 7001 France Avenue S, Edina, noted that this project is trying to clean up this area and the strange lot configurations. He noted that the overall plan is to construct an addition to the building and reconfigure the parking as well as an ADA accessible sidewalk that will lead to the front of the building.

City Administrator Weske asked if the garage would be staying.

Mr. Knutsen stated that the garage will stay and will be the parking area for the doctor.

Commissioner Secord stated that she likes the ramp idea not just for ADA compliance for people but also for the ease of senior dogs that may have trouble with steps.

Chair Adams closed the public hearing at 7:22 p.m.

Commissioner Keating asked about the timeline for the construction of the addition.

Consultant Imihy explained that she does not think anything else regarding this project will come before the Planning Commission as long as the Preliminary and Final Plats are approved by the City Engineer because it will not require any variances or CUPs, so they will apply for building permits and be reviewed and approved by staff. She corrected herself and noted that they will come back before the Commission for the Village Design Guidelines.

Commissioner Secord moved to recommend the City Council adopt a resolution approving the request for Preliminary and Final Plat for a Subdivision to combine lots located 1854 and 1860 Wayzata Boulevard W with the condition that the engineering comments are addressed and the plat is approved by the City Engineer. Commissioner Keating seconded. Ayes: all.

- E. Public Hearing: Planning Case #2019-11/Request for a Preliminary and Final Plat for a Subdivision Located at 1802 and 1806 Symes Street, and 1798 Martha Lane; Request for a Variance to the Lot Dimension of the R-2 Lakeshore Single Family Residential District at 1802 and 1806 Symes Street, and 1798 Martha Lane; Request for a Conditional Use Permit for Grading within the Shoreland Overlay District at 1802 and 1806 Symes Street, and 1798 Martha Lane (John Sonnek/Charles Cudd Company, LLC)

Consultant Imihy presented. She noted that this is the Brickley property and noted that the Commission had seen this as part of the concept PUD discussion. She explained that there was much discussion between the City and the Metropolitan Council regarding density on this site. She stated that the City was told as long as the 2040 Comprehensive Plan had been regulated to low density, the previous medium-high density visioning could be removed for these parcels, which is what the Council preferred. She explained that the proposal is for three more "even" lots than are currently in place. She reviewed the three requests from the applicant and explained the reason for the variance request. She stated that staff feels there is a benefit to replatting these lots so they are more even. She showed renderings of

the proposed homes and noted that there will be a homeowner's association. She noted that staff recommends the City Council approve this request with the conditions as required by the permit.

Commissioner Keating asked if he was remembering correctly that the last time this project was presented it had 4 homes.

Consultant Imihy stated that was correct and they had removed one of the homes from their plans. She explained that the Council was not in favor of 4 homes and preferred just 3 lots.

Commissioner Secord asked why there would be a homeowner's association for such a small development.

Consultant Imihy stated that is a choice of the developer and thinks that their ideal client is someone who does not want to have to maintain their yard as well as exterior maintenance on the homes.

Chair Adams opened the public hearing at 7:33 p.m.

Chair Adams asked what the side setbacks will be.

John Sonnek, Charles Cudd, Co, 5417 Sanibel Drive, Minnetonka, stated that they will be 10 feet and no variance will be required. He noted that they have heard back from the watershed district and now have been able to add the 100-year flood plain into the plans. He explained that they will be doing a little clearing for the back-yard play areas, but plan to leave the mature trees and just trim up some of the other areas. He noted that they also plan to bring in some trees to plant so there is some privacy for the walking path and provide a buffer for headlights coming from the street. He stated that to answer the question regarding a homeowner's association, many of their clients that live in this type of home actually winter somewhere else, so they like to have the association cover the outdoor property maintenance.

Commissioner Secord expressed concern that the homeowner's association would be restrictive and not allow people the freedom to live in their houses the way they like.

Mr. Sonnek assured the Commission that it is a minimal homeowner's association and designed to handle things such as snow plowing, mowing and garbage removal.

Judd Axelson, 1790 Martha Lane, stated that he did not support the original proposal with 4 lots, but feels that 3 homes is a better plan. He stated that he likes the side setbacks and asked about the property that will access off of Martha Lane. He stated that the previous proposal with 4 lots had hardcover issues that was significantly above 30% and asked if that had been addressed in the newest plans.

Mr. Sonnek stated that it has been addressed and is under the 30% threshold.

Mr. Axelson asked what the setback from the water will be.

Mr. Sonnek stated that it will be 75 feet and there is a retaining wall that will keep the property line in place.

Mr. Axelson asked if this project would be coming back for further approval by the Commission. He asked whether the trees shown in the plans were an accurate portrayal of the final product.

Consultant Imihy stated that this will not be coming back before the Commission and noted that there is a condition that before final approval, she will be provided with a landscape plan because she has not yet received that documentation.

Mr. Sonnek noted that this information will be available in time for the Council meeting because the trees have all been surveyed.

Mr. Axelson stated that he would like to have a conversation with Mr. Sonnek about trees on the site. He reiterated that he feels this proposal is much more amicable than the prior version.

Chair Adams closed the public hearing at 7:45 p.m.

Commissioner Keating moved to recommend the City Council adopt a resolution approving the request for a Preliminary and Final Plat for a Subdivision, Variance to the lot dimensions of the R-2 Lakeshore Single Family Residential District and a Conditional Use Permit for grading within the Shoreland Overlay District, subject to the conditions of the City Engineer, on the properties located at 1802 and 1806 Symes Street, and 1798 Martha Lane. Commissioner Secord seconded. Ayes: all.

OTHER BUSINESS

A. Council Liaison Report

Councilmember Skjaret gave an overview of the Council activity starting with the April 16, 2019 meeting as reflected in the minutes of that meeting. He noted that the Council has approved staff proceeding with a public auction for some of the items in the Public Works Department. He noted that that on May 7, 2019 the Council discussed the new PUD process and the Planning Commission's role. They also got an update from Chief Risvold on the police activity over the last year. He noted that there were two things that jumped out of the report, the first being that traffic citations have more than doubled over the last year and the second that there were only 5 DUIs over the last year. He stated that the City had requested to lower the speed limit to 30 mph from Long Lake Road down to Cemetery Road and are awaiting a reply from the County.

Commissioner Secord stated that she feels 30 mph is too slow in that area.

City Administrator Weske stated that he had received a response from the County which said that this does not qualify for a lower speed limit through the State statute because it is a County road.

Councilmember Skjaret stated that the Council had discussed the possibility of installing flashing pedestrian crosswalks in this area and the City paying for it. He gave an overview of the May 21, 2019 Council meeting and noted that the Council gave approval to hire another Public Works employee. He stated that the Council also issued a moratorium on

non-City water and sewer connections to the system in order to sort out the various connections with the surrounding cities. He noted that the Council also rescheduled the July meetings so there wasn't a conflict with Fourth of July which may also affect the July Planning Commission meeting.

City Administrator Weske noted that he believes the Planning Commission meeting will move to July 16, 2019.

Councilmember Skjaret gave an overview of the June 4, 2019 Council meeting and noted that they had an annual report by the Fire Chief. He stated that the Council also authorized advertising for a Finance and Utility Billing Officer and a soft launch of the on-line utility pay implementation for people to pay their bills on-line rather than having to write a check.

Commissioner Secord asked when the former BP gas station building would be coming down.

City Administrator Weske stated that it was supposed to happen last week but there is one permit that they are waiting for.

Councilmember Skjaret stated that the demolition should only take a day. He stated that they will be grading the lot, installing class 5 and then throwing down grass seed.

Commissioner Secord asked what type of development the City is looking for in this spot.

Councilmember Skjaret stated that the Council, at this point, is open to anything that comes along and may be a good candidate to be combined with another property.

B. Commission Member Business

There was no Commission member business.

C. Staff Business

Consultant Imihy stated that the City submitted the 2040 Comprehensive Plan to the Metropolitan Council for review and received a response indicating that the City still has substantial work to do on the plan. City Administrator Weske noted that the City's 16-page Comprehensive Plan came back with about 11 pages of comments from the Metropolitan Council.

Consultant Imihy stated that it appears as though the Plan submitted is missing a lot of the Metropolitan Council requirements. She stated that WSB has told the City that they are willing to help anyway that they can. She stated that the City did not include things like parks, regional trails, transportation, waste water and housing and those need to be included. She noted that the Metropolitan Council is not just in place to be annoying, but to promote regional growth and development.

ADJOURN

Commissioner See moved to adjourn the meeting at 8:15 p.m. Commissioner Secord seconded. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator